

**City of Hampton, Virginia**

**HAMPTON VA**



## **Office of the Assessor of Real Estate**

*Certificate of Excellence in Assessment Administration from the  
International Association of Assessing Officers (2011-present)*

## **Annual Report Fiscal Year 2014**

**Valuation January 1, 2013 / Effective July 1, 2013  
Vol. II**

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# *Change is the Only Constant*

*The Office of the Assessor of Real Estate is pleased to present our second annual report - for the Fiscal Year 2014. The fields of mass appraisal and assessment administration are not unlike other aspects of our economy and society where change is not only constant, but seems to be occurring at an increasing rate. We are happy to share the many changes that have occurred in the Office of the Assessor of Real Estate during this past year - and also report the changes we look forward to in the future.*

*This annual report continues in the tradition of last year's report in showing the achievement and progress toward goals that were the centerpiece of City Council's 2006 Study of Hampton's Office of the Assessor of Real Estate by the International Association of Assessing Officers. The 2006 Study provided specific recommendations to enhance the real estate assessment function in the City of Hampton and in the subsequent seven years advances have been made on every recommendation. Continuing process analysis and process improvement in a productive environment of teamwork continues to move the department well beyond many of those recommendations.*

*In 2011 the vision of the Office of the Assessor of Real Estate – being a model assessment office – was realized with the 2011 award of the Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers. Hampton is the first jurisdiction in Virginia to receive the certification and just the tenth jurisdiction internationally.*

*We hope you find this year's annual report both interesting and useful.*

*Brian E. Gordineer, AAS  
City Assessor*

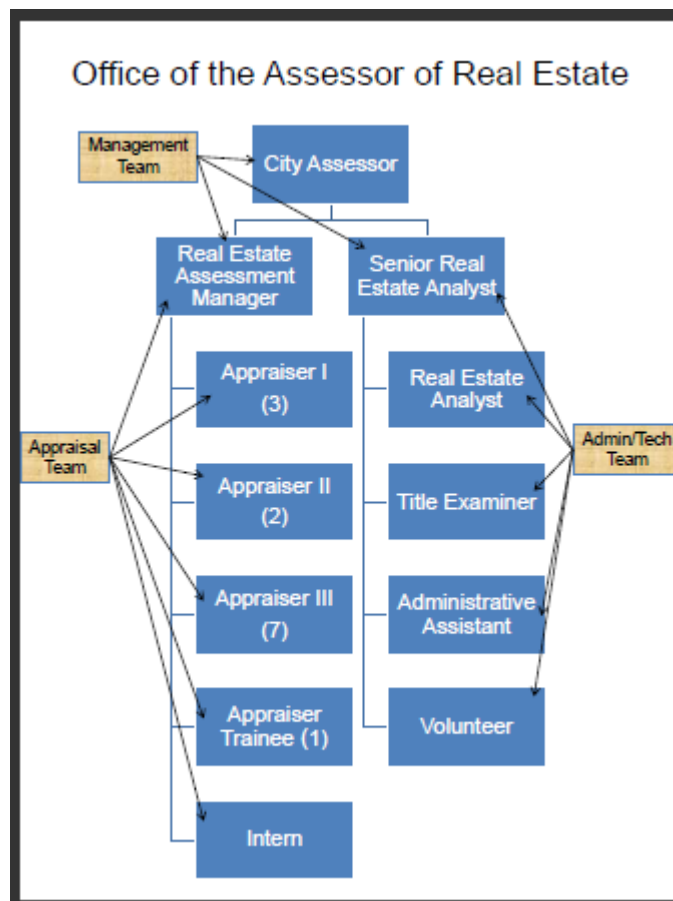
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# Introduction

## Establishment

The establishment of the Office of the Assessor of Real Estate was enabled in 1964 by Section 37-16 of the Municipal Code of Hampton. Today, the Office of the Assessor of Real Estate is a team of real estate appraisers, information and technology specialists, and administrative specialists led by the City Assessor. The Management Team is composed of the City Assessor, Real Estate Assessments Manager and Senior Real Estate Analyst. The Real Estate Assessments Manager and Senior Real Estate Analyst oversee the Appraisal Team and Technical/Administrative Team, respectively.



## **Team**

**City Assessor** – Brian E. Gordineer, AAS

**Real Estate Assessments Manager** – Olivia M. Griebel

**Appraiser III**

Sterling Carter, RES  
Trudy Clatterbaugh  
Bart DeBellis  
Patrick Dorris, CAE  
James Huddleston  
Graham Shearin  
Eric Wynings

**Appraiser II**

TJ Elder  
Michele Packard

**Appraiser I**

Donald Cole  
Joe Mahan  
Thomas Quick

**Appraiser Trainee**

Aqiylah McGill

**Intern**

Vincent Young – Old Dominion University

**Senior Real Estate Analyst** – Jonathan Garner

**Real Estate Analyst**

Steve Edwards

**Title Examiner**

Mike Trowbridge

**Administrative Assistant**

Aimee Hower



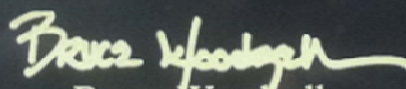
The International Association of Assessing Officers  
hereby recognizes the

**City of Hampton, Virginia**  
**Office of the Assessor of Real Estate**

for their outstanding achievement  
of meeting the requirements for the  
Certificate of Excellence in Assessment Administration

*Granting of the recognition indicates their  
demonstration of the highest levels  
of managerial excellence  
and consistent utilization of practices that exceed the  
guidelines as established for this award by IAAO in  
property assessment administration practices.*

*September 20, 2011*

  
Bruce Woodzell  
President

## **Mission Statement**

The mission of the Office of the Assessor of Real Estate is to fairly and equitably assess the real estate in the City of Hampton annually and provide accurate property information under the authority of the Constitution of Virginia, Code of Virginia and Municipal Code of Hampton, and in accordance with standards of professional practice.

Furthermore, the Office of the Assessor of Real Estate works in cooperation with other City departments to make Hampton the most livable city in Virginia.

## **Values**

The guiding values of the Office of the Assessor of Real Estate are equalization, accuracy and efficiency. These values guide all valuation activities, the maintenance and distribution of information, as well as general administrative and technical functions.

We also share the values of the City of Hampton – Responsiveness to citizens, quality, integrity, teamwork, professionalism and innovation.

## **Vision Statement**

To be a model assessment office with a team of dedicated professionals, utilizing best practices and realizing the benefits of technology within a supportive legal framework.

The Office of the Assessor of Real Estate holds the Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers: The first recipient in the Commonwealth of Virginia and the tenth internationally (2011-present).

## **Summary Description of Services**

The functions and responsibilities of the Office of the Assessor of Real Estate include:

- Assessing the value of all real estate in the City of Hampton as of January 1
- Making supplemental assessments for new construction, additions and improvements completed after July 1
- Providing for review of assessments for equalization and fair market value (Office Review and Board of Review), and providing administrative support to the Board of Review
- Preparing the Land Book, and providing real estate assessments and property information
- Administering applications for tax exemptions, tax abatements, the rehabilitation tax credit program and land use assessments, as well as conducting damage assessment related to natural disasters.

Customers of the Office of the Assessor of Real Estate include the citizens and property owners of Hampton, the real estate professionals of Hampton Roads, as well as numerous City departments including the City Manager's Office, Office of Budget and Management Analysis, City Attorney's Office, Department of Economic Development, Finance Department, Community Development Department and Treasurer's Office.



# Assessor of Real Estate Team

## Organization

The regular functions of the Office of the Assessor of Real Estate are coordinated and performed by the Management Team, Appraisal Team and Technical/Administrative Team. The Technical/Administrative Team meets bi-weekly, whereas the Management Team and Appraisal teams meet weekly, as does the full team of the Office of the Assessor of Real Estate. Numerous special projects and periodic functions are coordinated and performed by sub-teams formed for those special purposes with a variety of members from the three major sub-teams: The use of sub-teams in conjunction with the three regular teams allows the Office of the Assessor to coordinate and perform regular functions, and efficiently respond to both planned and unplanned changes. The teamwork of the Office of the Assessor of Real Estate takes place in the Collaboration Room – the place “where great ideas become reality”. Outstanding teamwork efforts are recognized throughout the year as part of a departmental Team Award program and superior individual efforts are recognized as part of the departmental Shining Star Award. During the year there were six team efforts recognized and Shining Stars were awarded to Aqiylah McGill, Libby Griebel and Aimee Hower.

## Educational Development

In a profession so closely tied to monitoring changes in the real estate market it is essential for all team members to be current in all valuation approaches, real estate assessment administration, and the tools of technology. This year two new members of the Office of the Assessor of Real Estate attended the Virginia Department of Taxation's Assessor's School to take the International Association of Assessing Officers' **Course 101 – Fundamentals of Real Property Appraisal**. Four other team members attended courses including the International Association of Assessing Officers' **Course 112 – Income Approach to Valuation II**, the International Association of Assessing Officers' **Course 201 – Appraisal of Land**, the International Association of Assessing Officers' **Course 300 – Fundamentals of Mass Appraisal** and the International Association of Assessing Officers' **Course 311 – Residential Modeling Concepts**. Later in the year the full team of the Office of the Assessor of Real Estate completed the International Association of Assessing Officers' **Course 402 – Tax Policy**. Members of the team also regularly attend the educational offerings of ODU's Center for Real Estate and Economic Development (CREED).

## **Professional Development**

The Office of the Assessor of Real Estate provides an environment focused on enhancing the skills and potential of every team member. Every appraiser on the Appraisal Team is licensed by the Commonwealth of Virginia Department of Professional and Occupational Regulation. Three members of the office have professional designations from the International Association of Assessing Officers. Other team members are working toward the requirements to achieve professional designations in the future. Many of the team have also participated in the leadership training and development program offered by the Department of Human Resources. Others have participated in comparable programs at sponsoring educational institutions.


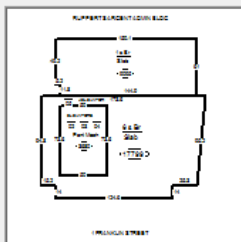
## **Career Development**

Since 2009 the Office of the Assessor of Real Estate has offered an internship to college students interested in the fields of real estate, real estate valuation and real estate assessments. The eight-week, volunteer program includes 128 hours of diverse assessment experience, including public relations, ownership and title, and assessment administration. The intern during Fiscal Year 2014 was from Old Dominion University. Past interns have been from the College of William and Mary, Virginia Tech and Old Dominion University. Valuable job skills and employment training are also available to participants of the VIEW Program that are placed in the Office of the Assessor of Real Estate.

# Equalization-Accuracy-Efficiency

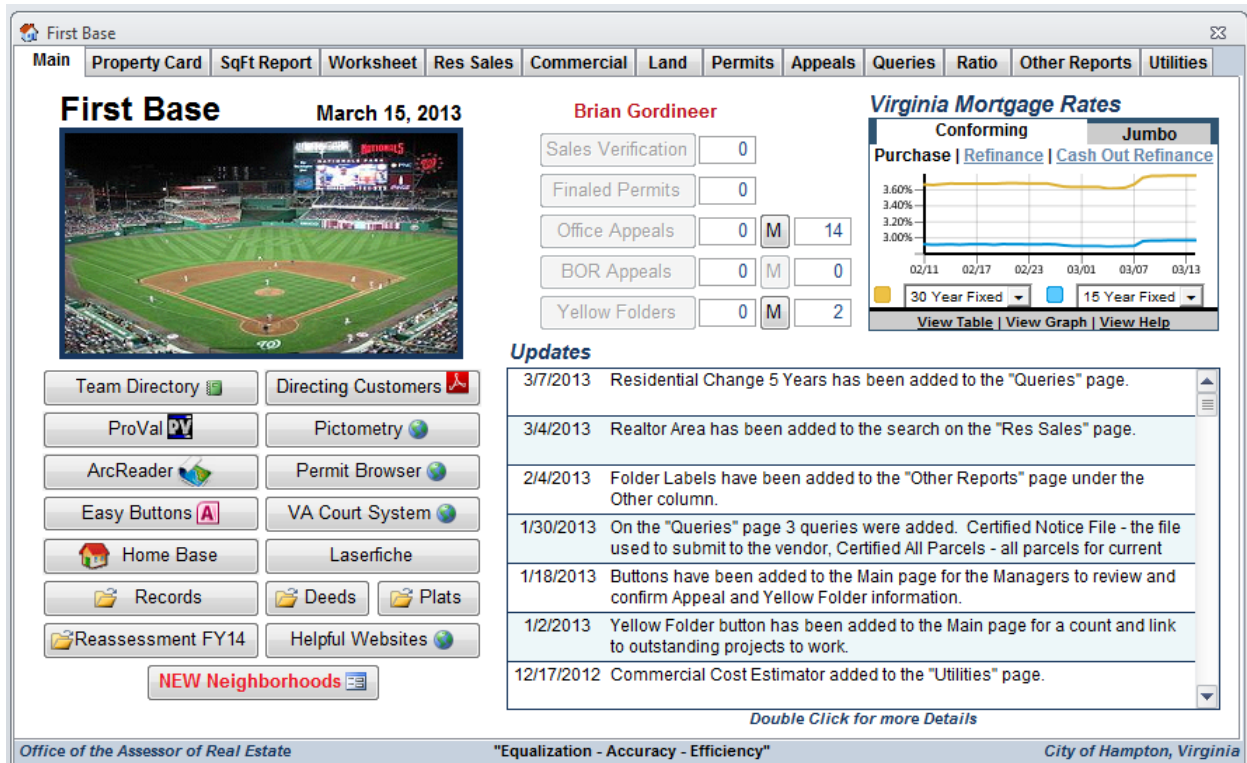
## CAMA

The regular functions of the Office of the Assessor of Real Estate are administered through the Thomson Reuters Aumentum computer assisted mass appraisal (CAMA) database. The Appraisal Team continues to move forward with the Residential Modeling Project introduced in 2010 and this coming year they will begin a Commercial Modeling Project. The need for CAMA modeling was identified in City Council's 2006 IAAO Study and continued advances are resulting in more complete utilization of Aumentum. The Office of the Assessor of Real Estate utilizes the most current version of Aumentum and has maximized its efficiencies from knowledge gained through regular participation in Virginia and national user group educational and training offerings.

Parcel	Admin	Land	Sketch	Buildings	Other	Comps	Values	Images	Pictometry																																																				
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<b>PIN:</b> 02J160 00 00000		22 LINCOLN ST HAMPTON, VA 23669																																																											
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## FirstBase

The Office of the Assessor of Real Estate continues to enhance the in-house developed "FirstBase" Access database which was introduced in 2010. FirstBase provides numerous reporting functions to insure accuracy of data and assure equalization of assessments. The need for audit reports was specifically identified in City Council's 2006 IAAO Study. FirstBase also incorporates update applications that allow mass updates to be performed efficiently and accurately, and avoiding duplication of time-consuming data entry.



## Appeal Database

The Appeal database is another in-house developed Access database that continues to be enhanced. The database was introduced in 2009 as a major component of an effort to make the Office Review and Board of Review appeal procedures a paperless process: This effort culminated in this year's Board of Review hearings when members of the Board of Review of Real Estate Assessments accessed all case materials online or from iPads. The paperless process has eliminated the use of reams of paper and expensive toner cartridges, and saved hours of printing, assembly and distribution of hearing materials.

**FY2013 Appeal Database**  
**City of Hampton**  
**Office of the Assessor of Real Estate**  
*"Equalization - Accuracy - Efficiency"*  
[www.hampton.gov/assessor](http://www.hampton.gov/assessor)



Please e-mail Aimee any completed and signed forms:  
[ahower@hampton.gov](mailto:ahower@hampton.gov)

Enter PIN:

Forms

Office Review	Board of Review Preparation
<input type="button" value="Applications to be Sent"/>	<input type="button" value="Managers Approval"/>
Appraiser <input type="text" value="Libby Griebel"/>	<input type="button" value="Withdraw Letters to be Sent"/>
<input type="button" value="Reviews for Appraiser"/>	<input type="button" value="Scheduling"/>
<input type="button" value="Completed Reviews Managers Approval"/>	<input type="button" value="Hearing Letters to be Sent"/>
<input type="button" value="Decision Letters to be Sent"/>	<input type="button" value="Summary Information"/>
<input type="button" value="Post in ProVal"/>	
Documentation	Board of Review Hearing
<input type="button" value="Processing in the Appeal Database"/>	Meeting Date <input type="text" value="May 29, 2012"/>
<input type="button" value="Processing an Office Review"/>	<input type="button" value="Hearing Form"/>
<input type="button" value="Processing a Board Review"/>	<input type="button" value="Meeting Information"/>
	<input type="button" value="Decision Letters to be Sent"/>

# Land Book

## Preliminary Land Book Summary

The Preliminary Land Book was provided to City Council and the City Manager by February 1, 2013. This document provided the summary of the January 1, 2013 valuation of all property in the City of Hampton (to be effective from July 1, 2013 through June 30, 2014), with the exception of those parcels assessed by the State Corporation Commission: It also showed the percentage changes from finalized Land Book from the prior fiscal year. The Preliminary Land Book provides the Office of Budget and Management the basis on which to project real estate tax revenue for the City Manager's Proposed Budget.

### Preliminary Land Book - Summary Statistics

#### Valuation as of January 1, 2013

Effective for July 1, 2013 (July 1, 2013-June 30, 2014)

#### Office of the Assessor of Real Estate - City of Hampton

Parcel Count		FY2013 - 7/1/12 Assessments	Parcel Count	Parcel Change	Dollar Change	FY2014 - 7/1/13 Assessments	Percent Total
<b>MARKET VALUE CLASSES</b>							
703	Multi-Family	\$1,041,399,900	714	1.56%	1.05%	\$1,052,359,000	7.57%
2,497	Commercial	\$2,016,523,500	2,505	0.32%	0.35%	\$2,023,495,700	14.55%
45,520	Residential	\$7,722,701,100	45,518	0.00%	-4.14%	\$7,402,944,700	53.22%
2,067	Exempt	\$3,460,317,000	2,064	-0.15%	-0.86%	\$3,430,556,900	24.66%
<b>50,787</b>	<b>Total Market Value</b>	<b>\$14,240,941,500</b>	<b>50,801</b>	<b>0.03%</b>	<b>-2.33%</b>	<b>\$13,909,356,300</b>	<b>100.00%</b>
42	SCC	Assessed by SCC	54	28.57%	NA		
<b>TAXABLE VALUE</b>							
50,787	Market Value Classes	\$14,240,941,500	50,801	0.03%	-2.33%	\$13,909,356,300	100.00%
2,067	LESS Exempt	\$3,460,317,000	2,064	-0.15%	-0.86%	\$3,430,556,900	24.66%
28	LESS Land Use Deferral	\$18,490,200	27	-3.57%	-3.48%	\$17,846,300	0.13%
10	LESS Rehab Credit	\$9,910,300	9	-10.00%	5.15%	\$10,420,400	0.07%
1,878	LESS Tax Relief Programs*	\$233,692,300	1,878	0.00%	0.00%	\$233,692,300	1.68%
	<b>Total Taxable Value</b>	<b>\$10,518,531,700</b>			<b>-2.87%</b>	<b>\$10,216,840,400</b>	<b>73.45%</b>

\*Provided by Commissioner of the Revenue - Actual FY2013 tax relief is also used as an estimate for FY2014 tax relief

## Notices

Change of Assessment Notices were mailed by February 15, 2013. The Office of the Assessor of Real Estate utilized a postcard format for the Change of Assessment Notices for a second year in an effort to reduce production and postage costs.

Hampton is the first jurisdiction in Virginia to adopt the postcard format for the state-mandated Change of Assessment Notices.

<b>Fiscal Year</b>	<b>Effective Date</b>	<b>Parcels</b>	<b>Change Notices</b>
FY2014	July 1, 2013	50,862	33,423
FY2013	July 1, 2012	50,801	33,529
FY2012	July 1, 2011	50,534	41,888
FY2011	July 1, 2010	50,524	17,520
FY2010	July 1, 2009	50,460	14,640
FY2009	July 1, 2008	50,414	24,609
FY2008	July 1, 2007	50,358	25,986
FY2007	July 1, 2006	50,209	27,950
FY2006	July 1, 2005	50,016	27,137
FY2005	July 1, 2004	49,967	24,133

## Office Review

The Municipal Code of Hampton establishes the “Office” Review of Assessment period from February 15 through March 15, or thirty days from the date of the Change of Assessment Notice. Office Reviews begin with the property owner or authorized agent completing an application with accompanying evidence to support a change in assessed value, either lower or higher. Appeals may be made on the basis of inaccuracy of the fair market value estimate, on the basis of inequity with comparable properties or on the basis of incorrect information. The Office Review is a valuable opportunity for property owners to share complete information about their property with the Office of the Assessor of Real Estate, and with that complete information fair and equitable assessed values are the result.

### Office of the Assessor of Real Estate

#### City of Hampton, Virginia

#### Review Period - January 1, 2013 Valuation (July 1, 2013/FY2014)

Week		Inquiries	Appeal Applications				
			Received	No Change	Increase	Decrease	To Process
1	2/18-2/22	74	12	0	0	0	12
2	2/25-3/1	45	5	0	1	0	16
3	3/4-3/8	20	13	1	2	0	27
4	3/11-3/15	17	39	1	0	4	54
5	3/18-3/22	8	12	13	8	10	41
6	3/25-3/29	2	0	13	10	17	1
7	4/1-4/5	0	0	0	0	0	1
8	4/8-4/12	0	0	1	0	0	0
Total		166	81	29	21	31	0
Percent				36%	26%	38%	0%



## Board of Review

The Municipal Code of Hampton also calls for the establishment of the Board of Review of Real Estate Assessments to hear property owner appeals before June 30 of each year. The Board of Review includes five Hampton property owners appointed by City Council to consider the requests of property owners to change the assessed value of their property. The Board annually receives training from the Commonwealth of Virginia Department of Taxation and is administratively supported by the Office of the Assessor of Real Estate. The January 2013 training program was presented by David Seay, Senior Property Appraisal Consultant with the Department of Taxation. Real Estate Assessments Manager Olivia Griebel served as liaison to the Board of Review and is supported by Administrative Assistant Aimee Hower.

<b>Board Member</b>	<b>Term Expires</b>	<b>Occupation</b>
David E. Richards	June 30, 2013	Real Estate Appraiser
Kim Borum	June 30, 2014	Teacher, Realtor
James E. Robinson	June 30, 2015	Accountant Public
Thomas J. Perham	June 30, 2015	Lawyer, Retired - Dept of Defense
William Andrews	June 30, 2016	Commercial Real Estate Agent

The Board of Review appeal process begins with the property owner or authorized agent completing an application with accompanying evidence to support a change in assessed value, either lower or higher. Appeals may be made on the basis of inaccuracy of the fair market value estimate, on the basis of inequity with comparable properties or on the basis of incorrect information. Typically, an application comes to the Board of Review because the owner is dis-satisfied with the results of the "Office" Review of Assessment.

Board of Review Applications must be filed by April 1 or within forty-five days of the Change of Assessment Notice. Hearings are scheduled during the last week of May and during the month of June. Two-hundred Board of Review Applications were heard and one hundred and eighty eight changes resulted in a decrease of \$5,236,500 in assessed value. This year the Board adopted the use of the Box.net application to access meeting agendas and staff PowerPoint hearing presentations. Using Box.net in conjunction with iPads has resulted in an almost totally paperless appeal process.

**Annual Report  
Board of Equalization  
City of Hampton**

Assessment Year: FY2014 (July 1, 2013 - June 30, 2014)

Names and Occupation (if retired, give former occupation) of Members of Board of Equalization or Review:

David E. Richards (Real Estate Appraiser)

Kim Borum (Teacher, Realtor)

James E. Robinson (Accountant Public)

Thomas J. Perham (Lawyer, Retired - Dept of Defense)

William Andrews (Commercial Real Estate Agent)

How Often Does Your Locality Conduct Reassessments? Annually

Total Number of Appeals Received: 200

Locality subtotals by property classification:

Residential:	<u>4</u>
Commercial:	<u>10</u>
Multifamily:	<u>183</u>
Industrial:	<u>3</u>
Agricultural:	<u>0</u>

Number of Appeals Where Values were changed:	<u>188</u>	Reduced
	<u>0</u>	Increased
	<u>188</u>	Total

Locality subtotals by property classification:

	Reduced		Increased		Total	
Residential:	<u>0</u>	<u>\$0</u>	<u>0</u>	<u>\$0</u>	<u>0</u>	<u>\$0</u>
Commercial:	<u>2</u>	<u>(\$2,072,400)</u>	<u>0</u>	<u>\$0</u>	<u>2</u>	<u>(\$2,072,400)</u>
Multifamily:	<u>183</u>	<u>(\$1,417,700)</u>	<u>0</u>	<u>\$0</u>	<u>183</u>	<u>(\$1,417,700)</u>
Industrial:	<u>3</u>	<u>(\$1,746,400)</u>	<u>0</u>	<u>\$0</u>	<u>3</u>	<u>(\$1,746,400)</u>
Agricultural:	<u>0</u>	<u>\$0</u>	<u>0</u>	<u>\$0</u>	<u>0</u>	<u>\$0</u>

## Land Book

The Land Book represents the value of each parcel in the City of Hampton as of July 1 and includes the tax liability associated with that parcel. The Land Book information was finalized in August 2013 and transmitted to the Treasurer's Office where an electronic report was produced. This electronic report is preserved by the Office of the Assessor of Real Estate, the Treasurer's Office and the Clerk of the Circuit Court. The summary page from the July 1, 2013 Land Book is provided below.

**REAL ESTATE RECAPITULATION OF:  
LOCAL LEVIES ASSESSED ON CITY LOTS AND IMPROVEMENTS  
FOR YEAR 2014**

Batch #: 2184

	NO. PARCELS	LAND VALUE	IMPROVEMENT VALUE	TOTAL MARKET VALUE	TOTAL TAX	LAND USE DEFERRED	ELDERLY/ DISABLED VETERAN EXEMPT CREDIT	REHAB. EXEMPT CREDIT	1st HALF TAX	2nd HALF TAX
<b>Residential</b>	45,600	\$2,351,046,800.00	\$5,073,259,000.00	\$7,424,305,800.00	\$92,061,391.92	\$208,007.52	\$1,741,370.48	\$1,007.50	\$45,055,503.21	\$45,055,503.21
<b>Multi Family</b>	719	\$204,474,700.00	\$856,065,400.00	\$1,060,540,100.00	\$13,150,697.24	\$0.00	\$994.48	\$100,068.02	\$6,524,817.37	\$6,524,817.37
<b>Commercial</b>	2,498	\$715,429,600.00	\$1,293,121,000.00	\$2,008,550,600.00	\$24,906,027.44	\$0.00	\$0.00	\$31,194.68	\$12,437,416.38	\$12,437,416.38
<b>Exempt</b>	2,045	\$743,098,200.00	\$2,694,144,700.00	\$3,437,242,900.00	\$42,621,811.96	\$0.00	\$0.00	\$0.00	\$21,310,905.98	\$21,310,905.98
<b>Taxable Totals</b>	48,817	\$3,270,951,100.00	\$7,222,445,400.00	\$10,493,396,500.00	\$130,118,116.60	\$208,007.52	\$1,742,364.96	\$132,270.20	\$64,017,736.96	\$64,017,736.96
<b>Grand Totals</b>	50,862	\$4,014,049,300.00	\$9,916,590,100.00	\$13,930,639,400.00	\$172,739,928.56	\$208,007.52	\$1,742,364.96	\$132,270.20	\$85,328,642.94	\$85,328,642.94

## Land Book History

Below is a historical chronology of the City of Hampton Land Book totals from July 1, 2001 forward.

<b>Fiscal Year</b>	<b>Effective Date</b>	<b>Total Value</b>	<b>Taxable Value</b>
FY2014	July 1, 2013	\$13,930,639,400	\$10,493,396,500
FY2013	July 1, 2012	\$14,240,941,500	\$10,780,624,500
FY2012	July 1, 2011	\$14,704,572,600	\$11,269,036,000
FY2011	July 1, 2010	\$14,826,274,300	\$11,455,711,400
FY2010	July 1, 2009	\$15,107,373,400	\$11,748,230,600
FY2009	July 1, 2008	\$15,036,033,400	\$11,676,924,000
FY2008	July 1, 2007	\$14,603,063,000	\$11,281,203,700
FY2007	July 1, 2006	\$12,368,599,300	\$9,510,105,500
FY2006	July 1, 2005	\$11,056,696,500	\$8,352,092,200
FY2005	July 1, 2004	\$9,377,233,700	\$6,925,001,600
FY2004	July 1, 2003	\$8,599,611,350	\$6,220,309,850
FY2003	July 1, 2002	\$8,098,112,800	\$5,763,777,300
FY2002	July 1, 2001	\$7,711,446,737	\$5,483,412,035
FY2001	July 1, 2000	\$7,380,073,590	\$5,311,786,632

## Exemptions

The Office of the Assessor of Real Estate evaluates all exempt properties and administers the exemption of real property by classification and designation in accordance with the Virginia Code and the Municipal Code of Virginia. Exemptions are the exception to taxation and require submission of an application for consideration. Currently applications for exemption by classification are only being considered, as there has been a moratorium on exemptions by designation since 2009. Classifications for exemption are set forth in the Virginia Code and include property used by churches and religious bodies, volunteer fire departments and rescue squads, Boys Clubs and Girls Clubs, American National Red Cross and other classified charitable organizations. Exempt properties and exemptions from three real estate exemption/credit programs (Land Use, Rehabilitation, Elderly & Disabled/Disabled Veterans) currently represent 25.9% of the total value of the City of Hampton Land Book.

<b>Exempt</b>		<b>Total Land Value</b>	<b>Total Imp. Value</b>	<b>Total Value</b>
<b>Federal</b>				
	48	\$316,568,300.00	\$1,522,420,800.00	\$1,838,989,100.00
<b>State of Virginia</b>				
	120	\$20,860,600.00	\$98,613,500.00	\$119,474,100.00
<b>Regional</b>				
	16	\$7,631,000.00	\$27,311,000.00	\$34,942,000.00
<b>City of Hampton</b>				
	742	\$162,802,000.00	\$264,041,300.00	\$426,843,300.00
<b>IDA</b>				
	51	\$31,312,300.00	\$10,194,300.00	\$41,506,600.00
<b>Classification/Designation</b>				
	487	\$112,973,200.00	\$416,332,300.00	\$529,305,500.00
<b>HRHA</b>				
	486	\$29,446,200.00	\$32,281,900.00	\$61,728,100.00
<b>Hampton City Schools</b>				
	83	\$61,490,300.00	\$313,802,900.00	\$375,293,200.00
<b>CDA</b>				
	12	\$14,300.00	\$9,146,700.00	\$9,161,000.00
<b>Exempt Breakdown Total</b>	<b>2045</b>	<b>\$743,098,200.00</b>	<b>\$2,694,144,700.00</b>	<b>\$3,437,242,900.00</b>

## Tax Relief for the Elderly and Disabled, and Disabled Veterans

The Commissioner of the Revenue administers tax relief programs for the Elderly and Disabled, and Disabled Veterans. These programs are set forth in the Constitution of Virginia.

## Land Use Assessments

The Land Use Assessment Program is a tax deferral program enabled by the Virginia Code and established to encourage the preservation of qualifying agricultural, horticultural, forestry and open space uses. The Hampton program extends to qualifying agricultural and horticultural uses. When properties cease to qualify for the program, due to lack of production, a rezoning or subdivision of the property, the deferred taxes are collected for the current year and the previous five years. The Land Use Assessment Program is very popular in rural and suburban localities, although Hampton still has twenty-three parcels participating in the program. The Land Use Assessment Program is administered by Real Estate Appraiser Graham Shearin and he is supported by Administrative Assistant Aimee Hower.

### Parcels in Land Use for 7/1/2013

LRSN	PC	Address	Owner1	Owner2	Fair Market Land Assess	Land Use Assess	Deferred Assess
9000020	502	900 BRITTAIN LN	BIRD FARM INC		\$1,712,900	\$260,100	\$1,452,800
12003433	498	E MERCURY BLVD	BWDS LLC		\$450,900	\$69,000	\$381,900
12003435	502	261 WOODLAND RD	BWDS LLC		\$711,800	\$82,700	\$629,100
9000540	502	300 PACERS PT	DUDA LEO L JR & SANDRA L		\$967,600	\$92,600	\$875,000
9000124	502	132 HOWE RD	KICOTAN COMPANY INC THE	C/O TRICIA RITCHIE	\$1,233,400	\$9,300	\$1,224,100
6000747	498	85 NETTLES LN	QUINN KENNETH L ETUX	C/O KENNETH L & FLORENCE QUI	\$811,300	\$648,000	\$163,300
8005830	498	SELDEN DALE DR	RKMJ ASSOCIATES L C		\$757,900	\$84,000	\$673,900
10000176	502	149 HALL RD	ROUTTEN DAVID CLIFTON		\$195,100	\$82,100	\$113,000
10000361	502	HALL RD	ROUTTEN LENNIE FRANCIS		\$246,000	\$2,400	\$243,600
8005824	498	81 SALINA ST	SELDEN J SINCLAIR SR EST ETAL	C/O BANK OF AMERICA	\$273,100	\$1,600	\$271,500
8005826	498	3 SELDEN DALE DR	SELDEN J SINCLAIR SR EST ETAL	C/O BANK OF AMERICA	\$2,332,300	\$13,700	\$2,318,600
3004773	502	1625 POWER PLANT PKWY	SLATER ROSALIND M & KENNETH &	HUNSUCKER JAMES F	\$685,300	\$87,300	\$598,000
3004766	502	W QUEEN ST	SLATER ROSALIND M & KENNETH M &	HUNSUCKER JAMES F	\$591,700	\$14,000	\$577,700
3004776	502	1633 POWER PLANT PKWY	SLATER ROSALIND M & KENNETH M &	HUNSUCKER JAMES F	\$48,000	\$200	\$47,800
9000058	502	23 BUFFLEHEAD COVE LN	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$1,840,200	\$92,200	\$1,748,000
9000069	502	HARRIS CREEK RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$606,100	\$6,700	\$599,400
9000092	502	HARRIS CREEK RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$1,201,500	\$123,200	\$1,078,300
9000122	502	9001 FARM HOUSE LN	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$538,400	\$419,600	\$118,800
9000129	502	HOWE RD	THOMPSON RUTHERFORD B EST	C/O THOMAS T THOMPSON	\$2,783,900	\$19,500	\$2,764,400
9000127	502	66 HOWE RD	THOMPSON THOMAS T		\$241,100	\$81,700	\$159,400
9000128	502	HOWE RD	THOMPSON THOMAS T TR		\$242,300	\$2,400	\$239,900
9000331	502	HOWE RD	THOMPSON THOMAS T TR		\$241,100	\$2,100	\$239,000
9000332	502	HOWE RD	THOMPSON THOMAS T TR		\$260,000	\$2,700	\$257,300
Count: 23					\$18,971,900	\$2,197,100	\$16,774,800

## Rehabilitation Tax Credit

The Office of the Assessor of Real Estate administers the Rehabilitation Tax Credit Program, another offering enabled by the Code of Virginia. This incentive program provides a temporary multi-year real estate tax credit to property owners who increase the value of the buildings on their property in accordance with the specific requirements of the local Hampton program. There are currently ten properties receiving tax credits through the Rehabilitation Tax Credit Program.

### 2014 REHAB PROGRAM

PIN	Street Address	Property Class	Years Remaining	Last Year	Initial Value	Final Value	Credit
<b>10 Year Rehab</b>							
12001145	201 E MELLE ST	430 Retail General	3	2016	\$55,000	\$225,900	\$170,900
10 Year Rehab: 1					\$55,000	\$225,900	\$170,900
<b>6 Year Full Credit Rehab</b>							
1000366	500 INDUSTRY DR	460 Storage Warehouse	4	2017	\$1,196,700	\$1,877,700	\$681,000
2002632	3818 KECOUGHTAN RD	433 Shopping Center-Neighborhood	6	2019	\$393,600	\$731,900	\$338,300
2002952	197 W QUEENS WAY	430 Retail General	6	2019	\$469,700	\$979,800	\$510,100
6001005	101 RESEARCH DR	451 Office General	4	2017	\$1,035,200	\$1,669,700	\$634,500
6 Year Full Credit Rehab: 4					\$3,095,200	\$5,259,100	\$2,163,900
<b>6 Year Half Credit Rehab</b>							
12001274	309 S HOPE ST	501 Residential 1 Family Dwelling	1	2014	\$57,800	\$147,600	\$44,900
12001275	102 DOWNES ST	501 Residential 1 Family Dwelling	1	2014	\$37,800	\$110,500	\$36,350
12001371	9 S MALLORY ST	430 Retail General	1	2014	\$110,900	\$289,200	\$89,150
12001380	9 E MELLE ST	430 Retail General	3	2016	\$107,100	\$290,600	\$91,750
12008726	2 FENWICK RD	400 Apartments Plus 4 Units	2	2015	\$3,000,000	\$19,140,000	\$8,070,000
6 Year Half Credit Rehab: 5					\$3,313,600	\$19,977,900	\$8,332,150
<b>Total Rehabs Receiving Credit: 10</b>					\$6,463,800	\$25,462,900	\$10,666,950

# Real Estate Statistics

## Transfers

Maintaining ownership of Hampton real property and documenting transfers of Hampton real property are key processes of the Office of the Assessor of Real Estate. The Title Examiner Mike Trowbridge coordinates this process with the goal of the Thomson Reuters Aumentum computer assisted mass appraisal (CAMA) database being a mirror of the ownership as maintained in the recorded documents of the Clerk of the Court. The transfer data is analyzed by the Appraisal Team and becomes a critical element of the annual reassessment program. A review of the chart below reveals a slightly increasing number of transfers this year, although a record low number of valid sales on which to base the reassessment.

### Transfers By Fiscal Year

Fiscal Year	Transfers	\$0 Transfers	> \$0 Transfers	Foreclosures	% Foreclosures All Transfers	% Foreclosures > \$0 Transfers	Valid Sales	% Valid All Transfers	% Valid > \$0 Transfers
2013	4,167	1,371	2,796	494	12%	18%	447	11%	16%
2012	3,711	1,363	2,348	464	13%	20%	477	13%	20%
2011	3,614	1,508	2,106	462	13%	22%	469	13%	22%
2010	3,863	1,385	2,478	504	13%	20%	784	20%	32%
2009	3,773	1,586	2,187	335	9%	15%	712	19%	33%
2008	4,605	1,908	2,697	193	4%	7%	1,193	26%	44%
2007	5,533	1,939	3,594	102	2%	3%	1,808	33%	50%
2006	6,587	2,302	4,285	83	1%	2%	2,527	38%	59%

*Residential includes Property Class 501 (Residential 1 Family Dwelling), 505 (Condominium) and 506 (Townhouse).*



## Residential Values

Residential properties represent 89.65% of the parcels in the City of Hampton and 53.29% of the value of the FY2014 Land Book. The mean (average) residential value and the median (middle) residential value continue to decline since the highs experienced in FY2010. The median value mediates the influence of the extreme higher value residences and the extreme lower values residences. The chart below also shows the single-family dwelling, condominium and townhouse segments, as well as the overall composite residential statistics.

### FY2014 through FY2010 Mean and Median Residential Values

	Mean Value	Median Value	Mean Difference	Median Difference
<b>501 Residential 1 Family Dwelling</b>	Parcel Count: 37,526			
FY2014	\$172,247	\$156,600		
FY2013	\$179,268	\$163,900	(\$7,020)	(\$7,300)
FY2012	\$190,357	\$174,300	(\$11,089)	(\$10,400)
FY2011	\$195,801	\$179,000	(\$5,445)	(\$4,700)
FY2010	\$199,739	\$180,500	(\$3,938)	(\$1,500)
<b>505 Condominium</b>	Parcel Count: 2,056			
FY2014	\$123,832	\$113,100		
FY2013	\$136,416	\$124,400	(\$12,584)	(\$11,300)
FY2012	\$148,134	\$139,300	(\$11,719)	(\$14,900)
FY2011	\$157,266	\$146,900	(\$9,131)	(\$7,600)
FY2010	\$163,236	\$146,900	(\$5,971)	\$0
<b>506 Townhouse</b>	Parcel Count: 2,270			
FY2014	\$138,632	\$132,100		
FY2013	\$148,492	\$144,000	(\$9,860)	(\$11,900)
FY2012	\$159,684	\$152,300	(\$11,192)	(\$8,300)
FY2011	\$164,326	\$155,800	(\$4,643)	(\$3,500)
FY2010	\$166,376	\$152,800	(\$2,050)	\$3,000
<b>Total</b>	Parcel Count: 41,852			
FY2014	\$168,046	\$153,400		
FY2013	\$175,493	\$160,700	(\$7,448)	(\$7,300)
FY2012	\$186,619	\$170,550	(\$11,126)	(\$9,850)
FY2011	\$192,201	\$175,300	(\$5,583)	(\$4,750)
FY2010	\$196,137	\$177,100	(\$3,935)	(\$1,800)

Parcels with %100 complete improvements for FY2014, FY2013, FY2012, FY2011 and FY2010 are factored.

## Top Ten Tax Payers

Below is a list of the top ten taxpayers in the City of Hampton. This list does not include property owners of tax exempt real property, such as the Federal government and Commonwealth of Virginia.

### Top Ten Taxpayers Assessment for FY2014

Owner	Assessment	Parcel Count
HAMPTON OWNERS LLC C/O HSBC REALTY CREDIT CORPORATION	\$138,687,100	16
NEWPORT NEWS CITY OF C/O NN WATER WORKS - JUDY MORIN	\$62,869,600	6
HAMPTON UNIVERSITY C/O OFC OF THE GENERAL COUNSEL	\$43,993,600	1
FCLA LP	\$39,104,700	1
HAMPTON CENTER LLC	\$36,575,400	2
MOLA LLC	\$35,602,200	1
TRAIL CREEK APARTMENTS LLC C/O FELLERS SCHEWE SCOTT & ROBER	\$35,214,000	4
RIVERDALE APARTMENTS L L C C/O SAWYER REALTY HOLDINGS LLC	\$34,100,000	2
CAMBRIDGE APARTMENTS L C	\$33,767,300	2
BIR LAKERIDGE LLC C/O MARVIN POER & CO	\$33,588,500	1

## State Ratio Report

The State Department of Taxation performs an annual ratio study of jurisdictions across the Commonwealth. The FY2013 study measured the sales prices of the market value transfers from January 1, 2012 through December 31, 2012 against the January 1, 2012 real estate assessments. This study provides an objective measure of the quality of the real estate assessments in the City of Hampton. The theoretically desired level of appraisal is 1.00 or 100 percent, although a level between 0.90 (90 percent) and 1.10 (110 percent) is considered acceptable for the individual property classes (Residential, Commercial, Multi-Family and Exempt). The coefficient of dispersion (COD) measures uniformity, and is expressed as a percentage of the median and is best when close to 5. Income-producing properties, older and more heterogeneous residential areas properties and vacant land may display CODs beyond the range of 5 – 10 percent.

Year	Assessment-Sales Ratio	Coefficient of Dispersion	Sales Sample
FY2013	101.90%	6.38%	360
FY2012	103.54%	6.70%	351
FY2011	99.26%	9.99%	585
FY2010	100.32%	5.79%	653
FY2009	93.94%	7.19%	1,129
FY2008	80.25%	9.11%	2,002
FY2007	81.03%	9.11%	2,109
FY2006	79.07%	10.44%	2,301